



2020-004929

Klamath County, Oregon

04/17/2020 11:46:45 AM

Fee: \$92.00

THIS SPACE RESERVED FOR

After recording return to:

Toby Uyemoto and Shylyn Young

271 Woodside Ct.

Yuba City, CA 95993

Until a change is requested all tax statements shall be sent to the following address:

Toby Uyemoto and Shylyn Young

271 Woodside Ct.

Yuba City, CA 95993

File No. 362723AM

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### STATUTORY WARRANTY DEED

**Robin Crissey ,**

Grantor(s), hereby convey and warrant to

**Toby Uyemoto and Shylyn Young, not as Tenants in Common, but with right of survivorship,**

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.**

The true and actual consideration for this conveyance is \$260,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

92 HNT

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

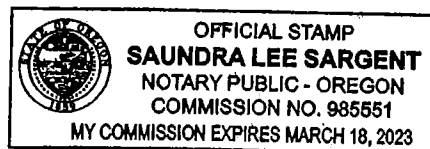
Dated this 110 day of April, 2020.

Robin Crissey  
Robin Crissey

State of Oregon } ss  
County of Yamhill }

On this 110 day of April, 2020, before me, Saundra Lee Sargent a Notary Public in and for said state, personally appeared Robin Crissey, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.  
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Saundra Lee Sargent  
Notary Public for the State of Oregon  
Residing at: 2004 Crater Lane, Newberg, Oregon 97132  
Commission Expires: March 18, 2023



## EXHIBIT 'A'

### PARCEL 1:

The N1/2 of that portion of the following described tract of land lying within the W1/2 of the SE1/4 of the NE1/4 and the W1/2 of the NE1/4 of the SE1/4 of Section 2, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Commencing at the intersection of the Southerly or Westerly boundary of the Sprague River and the West boundary of the W1/2 SE1/4 NE1/4 of said Section; thence Easterly, Southerly and Westerly along the bend of the Sprague River to the West boundary of W1/2 NE1/4 SE1/4 of said Section 2; thence North along the West boundary of the W1/2 NE1/4 SE1/4 and the W1/2 SE1/4 NE1/4 to the point of beginning.

### PARCEL 2:

The following described real property in Klamath County, Oregon, lying Southerly and Westerly of the Sprague River:

The E1/2 E1/2 E1/2 of Section 2, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING the following parcel:

A tract of land in the W1/2 W1/2 W1/2 of Section 1 and the E1/2 E1/2 E1/2 of Section 2, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West boundary of the E1/2 E1/2 E1/2 of said Section 2, said point being 375 feet South of the centerline running East and West through said Section 2; thence East parallel to said centerline to the East boundary of said Section 2; thence North along the East boundary of said Section 2 to a point 375 feet North of the East quarter corner of said Section 2; thence East parallel to the centerline running East and West through said Section 1 to the East boundary of the W1/2 W1/2 W1/2 of said Section 1; thence South along the East boundary of said Section 1; to the South boundary of said Section 1; thence West along the South boundary of said Sections 1 and 2, to the Southwest corner of the E1/2 E1/2 E1/2 of said Section 2; thence North along the West boundary of the E1/2 E1/2 E1/2 of said Section 2 to the point of beginning.